



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider Adoption of an Amendment to the Development Impact Mitigation Fee Ordinance Pertaining to Commercial Fees

MEETING DATE: April 1, 1992

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That, after reviewing testimony at the public hearing, the City Council introduce the ordinance amending the Development Impact Mitigation Fee Ordinance as it pertains to commercial fees.

BACKGROUND INFORMATION: The Development Impact Mitigation Fee Ordinance (LMC Chapter 15.64) provides for a fee schedule for various land use types based on their service impacts all as compared to one acre of low density residential use. This is done in the Residential Acre Equivalent (RAE) schedule contained in Section 15.64.070. The categories are based on those shown in the General Plan.

In working with the new ordinance over the past few months, all of the developments subject to the fees have been commercial projects. We have found a problem in working with shopping center projects which are allowed under the "Neighborhood Commercial" category, but have traffic impacts comparable to the "General Commercial" category. A similar situation, although not as severe, exists for police and fire fees.

The General Plan land use map identifies most of the undeveloped commercial areas as "Neighborhood Commercial". These areas are located and sized such that they will be some type of shopping center. Essentially all the "General Commercial" land is located along Cherokee Lane and little is vacant. Because the zoning code allows such a large overlap in permitted uses in these categories, it is confusing to the development community as to which fee might apply. It becomes even more of a problem when a commercial use is located in an industrial zone, which is also allowed by the zoning code.

To solve these problems, staff recommends that the three retail commercial categories (neighborhood, general and downtown) be considered as one "Retail Commercial" category. The "Office Commercial" category would remain as is.

This change would only affect the streets, police and fire fees. The water, sewer, storm drainage, parks and recreation and general City facilities RAE factors, hence the fees, are already equal in these categories. Staff has recalculated a weighted average RAE factor for this combined "Retail Commercial" category and has reviewed our methodology with the fee study consultant who found it acceptable. The results

APPROVED: _____

Thomas A. Peterson

THOMAS A. PETERSON
City Manager

recycled paper


CC-1

Public Hearing to Consider Adoption of an Amendment to the Development Impact
Mitigation Fee Ordinance Pertaining to Commercial Fees
April 1, 1992
Page 2

are shown in Exhibit A which is the proposed new fee schedule. The existing schedule is attached as Exhibit B for comparison. The new retail commercial fee is slightly higher than the old neighborhood commercial fee and significantly lower than the old general commercial fee, as summarized below. The text of the proposed ordinance revision is attached as Exhibit C.

		<u>Land Use Category</u>		
		<u>Existing</u>	<u>General</u>	<u>Proposed</u>
		<u>Neighborhood & Downtown</u>	<u>Commercial</u>	<u>Retail</u>
Fee Category		Commercial	Commercial	Commercial
Streets -	RAE	1.90	3.82	2.08
	Fee per acre	\$10,390	\$20,900	\$11,380
Police -	RAE	4.28	2.59;	4.12
	Fee per acre	\$ 4,750	\$ 2,876	\$ 4,570
Fire -	RAE	2.77	1.93	2.69
	Fee per acre	\$ 1,440	\$ 1,000	\$ 1,400
All Others -	RAE varies			
	Fee per acre	\$24,700	\$24,700	\$24,700
Total fee per acre:		\$41.280	\$49,470	\$42,050

FUNDING: None needed.


Jack L. Ronsko
Public Works Director

Prepared by Richard C. Prima, Jr., Assistant City Engineer

JLR/RCP/lm

Attachments

cc: City Attorney

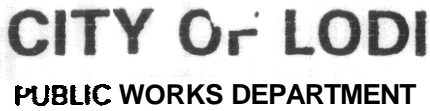


Exhibit A

Proposed Schedule

Development Impact Mitigation Fees

RAE = Residential Acre Equivalent

See Notes 4, 5 & 6.

Reference: LMC Chapter 15.64 & Resolution 91-172

Notes

1. This schedule is a summary only; refer to the reference cited for details of applicability and interpretations.
2. LMC = Lodi Municipal Code; PWD = Public Works Department
3. Fees must be paid before work is scheduled or applicable Map/Permit issued.
4. Special area assessments or charges required by reimbursement agreements are not included in this summary.
5. Impact fees shall be adjusted accordingly on projects for which the proposed land use does not match the land use definitions in LMC Chapter 15.64 or for "projects in progress" that have paid previous impact mitigation fees.
6. For mixed use projects, the appropriate land use category shall be used for the area of each use. For example, an office building or bank located in a shopping center will be charged Commercial Office rates.

Approved: **Jack L. Ronko, Public Works Director**

Date _____



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Fee and Service Charge Schedule

Development Impact Mitigation Fees

RAE = Residential Acre Equivalent

Exhibit B Existing Schedule

Land Use Category	Total Fee per An.	Water RAE	Water Fee/Acre	Sewer RAE	Sewer Fee/Acre	Storm Drainage RAE	Storm Drainage Fee/Acre	Streets RAE	Streets Fee/Acre
Residential									
Low Density	\$40,170	1.00	\$5,710	1.00	\$1,090	1.00	\$7,910	1.00	\$5,470
Medium Density	\$61,190	1.96	\$11,190	1.96	\$2,140	1.00	\$7,910	1.96	\$10,720
High Density	\$107,210	3.49	\$19,930	3.49	\$3,800	1.00	\$7,910	3.05	\$16,680
East Side Residential	\$42,160	1.00	\$5,710	1.00	\$1,090	1.00	\$7,910	1.00	\$5,470
Planned Low Density	\$40,170	1.00	\$5,710	1.00	\$1,090	1.00	\$7,910	1.00	\$5,470
Planned Med. Density	\$61,190	1.96	\$11,190	1.96	\$2,140	1.00	\$7,910	1.96	\$10,720
Planned High Density	\$107,210	3.49	\$19,930	3.49	\$3,800	1.00	\$7,910	3.05	\$16,680
Commercial								See Note	
Neighborhood (See Note 6)	\$41,280	0.64	\$3,650	0.94	\$1,020	1.33	\$10,520	1.90	\$10,390
General	\$49,470	0.84	\$3,650	0.94	\$1,020	1.33	\$10,520	3.82	\$20,900
Downtown	\$41,280	0.64	\$3,650	0.94	\$1,020	1.33	\$10,520	1.90	\$10,390
Office	\$54,720	0.04	\$3,650	0.94	\$1,020	1.33	\$10,520	3.27	\$17,890
Industrial									
Light	\$30,900	0.26	\$1,480	0.42	\$460	1.33	\$10,520	2.00	\$10,940
Heavy	\$29,820	0.26	\$1,480	0.42	\$460	1.33	\$10,520	1.27	\$6,950
		Police RAE	Police Fee/Acre	Fire RAE	Fire Fee/Acre	Parks & Recreation RAE	Parks & Recreation Fee/Acre	General City RAE	General City Fee/Acre
Residential									
Low Density		1.00	\$1,110	1.00	\$520	1.00	(11.980)	1.00	\$6,380
Medium Density		1.77	\$1,960	1.96	\$1,020	1.43	(17.130)	1.43	\$9,120
High Density		4.72	\$5,240	4.32	\$2,260	2.80	\$33,540	2.80	\$17,860
East Side Residential		1.09	\$1,210	1.10	\$570	1.10	\$13,180	1.10	\$7,020
Planned Low Density		1.00	\$1,110	1.00	\$520	1.00	\$11,980	1.00	\$6,380
Planned Med. Density		1.77	\$1,960	1.96	\$1,020	1.43	\$17,130	1.43	\$9,120
Planned High Density		4.72	\$5,240	4.32	\$2,250	2.80	\$33,540	2.80	\$17,860
Commercial									
Neighborhood (See Note 6)		4.28	\$4,750	2.77	\$1,440	0.32	\$3,830	0.89	\$5,600
General		2.59	\$2,870	1.93	\$1,000	0.32	\$3,830	0.89	\$5,680
Downtown		4.28	\$4,750	2.77	\$1,440	0.32	\$3,830	0.89	\$5,680
Office		3.72	\$4,130	2.46	\$1,280	0.54	\$6,470	1.53	\$9,760
Industrial									
Light		0.30	\$330	0.64	\$330	0.23	\$2,760	0.64	\$4,080
Heavy		0.19	\$210	0.61	\$320	0.33	\$3,950	0.93	\$5,930

See Notes 4 & 5.

Reference: LMC Chapter 15.64 & Resolution 91.172

Notes

1. This schedule is a summary only; refer to the reference cited for details of applicability and interpretations.
2. LMC - Lodi Municipal Code; PWD - Public Works Department
3. Fees must be paid before work is scheduled or applicable Map/Permit issued.
4. Special area assessments or charges required by reimbursement agreements are not included in this summary.
5. Impact fees shall be adjusted accordingly on projects for which the proposed land use does not match the land use definitions in LMC Chapter 15.64 or for "projects in progress" that have paid previous impact mitigation fees.
6. For shopping centers, use General Commercial rates for streets. Other adjustments may apply for lower intensity projects.

Approved: Jack L. Ronako, Public Works Director

Date:

— Exhibit C

ORDINANCE NO. 1547

AN ORDINANCE OF THE LODI CITY COUNCIL AMENDING LODI MUNICIPAL CODE
CHAPTER 15.64 "DEVELOPMENT IMPACT MITIGATION FEES"

=====

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. **Lodi** Municipal Code Section 15.64.010 - *Findings and Purpose". subsection F is amended to read as follows:

F. New development will generate new demand for **facilities** which must be **accommodated** by construction of new or expanded facilities. The **amount** of demand generated and, therefore, the benefit gained, varies according to the kind of use. Therefore, a "residential acre equivalent" (RAE) factor was developed to convert the service demand for ~~each~~ General Plan based land use categories into a ratio of the particular use's rate to the rate associated with a low-density, single-family dwelling gross acre. The Council finds that the fee per unit of **development** is directly proportional to the RAE associated with **each** particular use.

The Council also finds that retail **commercial** categories (Neighborhood, General and Downtown) as described in the General Plan and the Development Impact Fee Study **contain** significant overlap in permitted land uses. Based on this overlap and the intent and ability to make fee adjustments shown in Section

15.64.120C of this Code, it is appropriate to consider these retail commercial land uses as one combined land use category.

SECTION 2. Lodi Municipal Code Section 15.64.020 - Definitions, subsection F, "Land Use" is amended to read as follows:

15.64.020 Definitions.

F. "Land Use" means the planned use as shown on ~~the~~ General Plan Land Use Map defined by the following categories based on the designations in the Lodi General Plan:

1. Low-Density Residential - Single-family detached and attached ~~homes.~~ secondary residential units, and ~~similar~~ uses not exceeding 7.0 units ~~per~~ gross acre.

2. Medium-Density Residential - Single Family and Multi-family residential units and similar uses between 7.1 and 20.0 units ~~per~~ gross acre.

3. High-Density Residential - Multi-family ~~residential~~ units, group quarters, and similar uses between 20.1 and 30.0 units per gross acre.

4. East Side Residential - This designation reflects the Lodi City Council's adoption of Ordinance ~~No.~~ 1409. This designation

provides for single-family detached and attached homes. secondary residential units, and similar uses not exceeding 7.0 units per gross acre.

5. Planned Residential - Single-family detached and attached homes. secondary residential units, multi-family residential units, and similar uses and is applied to largely undeveloped areas in the unincorporated area of the General Plan. All development under this designation shall be approved pursuant to a specific development plan. As specific development plans are approved, the planned residential designation shall be replaced with a low, medium, or high density residential designation, or a public/quasi-public designation based on its approved use and density.

6. ~~Neighborhood~~ Commercial-Retail ~~Neighborhood~~ and ~~locally-oriented~~ - Retail uses, restaurants, wholesale commercial uses, hotel and motel uses and service uses, public and quasi-public uses, and similar uses with a floor/area ratio not exceeding 0.40.

7. General Commercial + Landintensive retail and wholesale commercial uses, public and quasipublic uses, and similar uses with a floor/area ratio not exceeding 0.40.

8. Downtown Commercial + Restaurants, retail, service, professional and administrative offices, hotel and motel uses,

and similar uses in the downtown area of Lodi. For purposes of this chapter, development standards and demands are comparable to Neighborhood Commercial land use.

7. Commercial- Office - Professional and administrative offices, medical and dental clinics, laboratories, financial institutions, and similar uses with a floor/area ratio not exceeding 0.50.

8. Light Industrial - Industrial parks, warehouses, distribution centers, light manufacturing, and similar uses with a floor/area ratio not exceeding 0.50.

9. Heavy Industrial - Manufacturing, processing, assembling, research, wholesale and storage uses, trucking terminals, railroad facilities, and similar uses with a floor/area ratio not exceeding 0.50.

10. Public/Quasi-Public - Government-owned facilities, public and private schools, and quasi-public uses such as hospitals and churches with a floor/area ratio not exceeding 0.50. The appropriate Residential Acre Equivalent (RAE) factor for these uses shall be determined on a case-by-case basis by the Public Works Director.

SECTION 3. Lodi Municipal Code Section 15.64.070, subsection B is hereby amended to read as follows:

B. The residential acre equivalent (RAE) factors are as follows:

Land Use Categories	Water RAE	Sewer RAE	Storm Drainage RAE	Streets	Police RAE	Fire RAE	Parks & Recreation RAE	General City Facilities RAE
<u>RESIDENTIAL</u>								
Low Density	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Medium Density	1.96	1.96	1.00	1.96	1.77	1.96	1.43	1.43
High Density	3.49	3.49	1.00	3.05	4.72	4.32	2.80	2.80
East Side Residential	1.00	1.00	1.00	1.00	1.09	1.10	1.10	1.10
<u>PLANNED RESIDENTIAL</u>								
Low Density	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Medium Density	1.96	1.96	1.00	1.96	1.77	1.96	1.43	1.43
High Density	3.49	3.49	1.00	3.05	4.72	4.32	2.80	2.80
<u>COMMERCIAL</u>								
Neighborhood								
Retail Commercial	0.64	0.94	1.33	2.08	4.12	2.69	0.32	0.89
General Commercial	0.64	0.94	1.33	3.82	7.39	7.93	0.32	0.89
Downtown Commercial	0.64	0.94	1.33	1.90	4.28	2.77	0.32	0.89
Office Commercial	0.64	0.94	1.33	3.27	3.72	2.46	0.54	1.53
<u>INDUSTRIAL</u>								
Light Industrial	0.26	0.42	1.33	2.00	0.30	0.64	0.23	0.64
Heavy Industrial	0.26	0.42	1.33	1.27	0.19	0.61	0.33	0.93

SECTION 4. Effective Date. This ordinance takes effect 60 days after its adoption. For purposes of this Chapter, building permit applications accepted and deemed complete prior to the effective date shall not be subject to the Ordinance.

SECTION 5. Publication. The City Clerk shall either: (a) have this ordinance published once within 15 days after adoption in a newspaper of general circulation, or (b) have a summary of this ordinance published twice in a newspaper of general circulation, once 5 days before its adoption and again within 15 days after its adoption.

Approved this day of

JAMES W. PINKERTON, JR.
Mayor

Attest:

ALICE M. REIMCHE
City Clerk

=====
State of California
County of San Joaquin, ss.

I, Alice M. Reimche. City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1547 was introduced at a regular meeting of the City Council of the City of Lodi held April 1, 1992 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1992 by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1547 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1547/TXTA.01V

CITY COUNCIL

JAMES W. PINKERTON, Mayor
PHILLIP A. PENNING
Mayor Pro Tempore
DAVID M. HINCHMAN
JACK A. SIEGLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

March 25, 1992

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB MCNATT
City Attorney

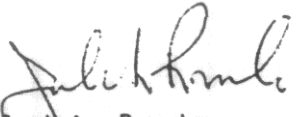
Mr. Kirk Smith
c/o Riley-Pearlman
7848 Gerber Road
Sacramento, CA 95828

SUBJECT: Public Hearing to Consider Adoption of an Amendment to the
Development Impact Mitigation Fee Ordinance Pertaining to
Commercial Fees

Enclosed is a copy of background information on an item that will be
discussed at the City Council meeting on Wednesday, April 1, 1992, at
7:30 p.m. The meeting will be held in the City Council Chamber,
Carnegie Forum, 305 West Pine Street. You are welcome to attend.

If you wish to communicate with the City Council, please contact
Alice Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item, please call Richard Prima or me
at (209) 333-6706.


Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk"

DECLARATION OF MAILING

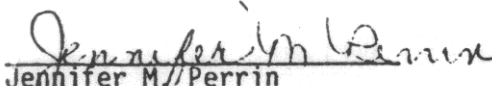
On March 19, 1992 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail. envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi. California. and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 19, 1992. at Lodi, California.

Alice N. Reimche
City Clerk



Jennifer M. Perrin
Deputy City Clerk



CITY OF LODI

CARNECIE FORUM
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: April 1, 1992

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk
Telephone: 333-6702

NOTICE OF PUBLIC HEARING

April 1, 1992

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- a) introduction of an ordinance amending the Development Impact Mitigation Fee Ordinance as it pertains to commercial fees.

Information regarding this item may be obtained in the office of the **Public Works Department** at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written Statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:

Alice M. Reimche
City Clerk

Dated: March 18, 1992

Approved as to form:

Bobby W. McNatt
City Attorney

The Giannoni Organization
1420 S Mills Ave #E
Lodi, CA 95242

Lodi Development Inc
PO Box 1237
Lodi, CA 95241

Bob Morris
222 W Lockeford St #9
Lodi, CA 95240

Jerry Heminger
819 Willow Glen Dr
Lodi, CA 95240

Wontland-Snyder
521 S Ham Ln #A
Lodi, CA 95242

Fred Baker
317 W Lodi Ave
Lodi, CA 96240

Ron Thomas
PO Box 1506
Lodi, CA 95240

Bennett & Compton
PO Box 1597
Lodi, CA 95241

Gooden Construction
2383 Magglo Cr
Lodi, CA 95240

H&M Builders
330 S Fairmont Ave
Lodi, CA 95240

Russ Munson
2707 E Fremont St #5
Stockton, CA 95205

FHA Properties
3158 Auto Center Cr #E
Stockton, CA 95212

TED KATZAKIAN
n 7 S HAM LN
LODI, CA 95242

DARYL G N K E
PO BOX 1210
LODI, CA 95241

JW PROPERTIES
3515 COUNTRY CLUB BLVD
STOCKTON, CA 95204

GRUPE DEVELOPMENT
4041 W BROOKSIDE RD
STOCKTON, CA 95207

JEFF KIRST
120 N PLEASANT
LODI, CA 95240

SURLAND PROPERTIES
88 HOWARD ST
SAN FRANCISCO, CA 94105

BAUMBACH-PIAZZA
323 W ELM ST
LODI, CA 95240

DILLON ENGINEERING
PO BOX 2180
LODI, CA 95241

RW SIEGFRIED 6 ASSOCIATES
4045 CORONADO AVE
STOCKTON, CA 95204

THOMPSONHYSELL ENGINEERS
1016 12TH ST
MODESTO, CA 95354

PHILLIPPI ENGINEERING
425 MERCHANT ST
VACAVILLE, CA 95688

RON BEARDSLIE
110 GRAND AVE
CAPITOLA, CA 95010

JIM GIOTTONINI
425 N EL DORADO
STOCKTON, CA 95203

HENRY HIRATA
PO BOX 1810
STOCKTON, CA 95201

STOCKTON RECORD
PO BOX 900
STOCKTON, CA 95201

LODI NEWS SENTINEL
125 N CHURCH ST
LODI, CA 95240

RILEY-PEARLMAN
11640 SAN VICENTE BLVD #202
LOS ANGELES, CA 90049

BROWMAN DEVELOPMENT
1900 EMBARCADERO 1201
OAKLAND, CA 94608

DAVID HINCHMAN
CITY COUNCIL

PHIL PENNING
CITY COUNCIL

WANDA GIBBS
CITY COUNCIL

JIM PINKERTON
CITY COUNCIL

JACK SIEGLOCK
CITY COUNCIL

TOM PETERSON
CITY MANAGER

JERRY GLENN
ASSISTANT CITY MANAGER

BOB MCNATT
CITY ATTORNEY

ALICE REIMCHE
CITY CLERK

RON WILLIAMSON
PARKS & RECREATION DIRECTOR

LARRY HUGHES
FIRE CHIEF

FLOYD WILLIAMS
POLICE CHIEF

DIXON FLYNN
FINANCE DIRECTOR

JIM SCHROEDER
COMMUNITY DEVELOPMENT
DIRECTOR

JACK RONSKO
PUBLIC WORKS DIRECTOR

RICHARD PRIMA
ASSISTANT CITY ENGINEER

WATER/AVASTEWATER DIVISION

STREET DIVISION

WES FUJITANI
SENIOR CIVIL ENGINEER

SHARON WELCH
ASSISTANT CIVIL ENGINEER

KATHY ANDRADE
LIBRARIAN

LIBRARY

JAMES GRIFFITH
1020 BRADFORD CIR
LODI, CA 95240

SUSAN HITCHCOCK
615 S HUTCHINS ST
LODI, CA 95240

CRAIG RASMUSSEN
PO BOX 560
LODI, CA 95241

ROGER STAFFORD
801 S MILLS AVE
LODI, CA 95240

MICHAEL LAPENTA
1718 EDGEWOOD DR
LODI, CA 95240

HARRY MARZOLF
445 MADRONE CT
LODI, CA 95242

LARRY MINDT
PO BOX 782
LODI, CA 95241

HAWAII-SAN FRANCISCO
2200 POWELL ST 11025
EMERYVILLE, CA 94608

CAMRAY DEVELOPMENT
7919 FCLSD BLVD 1320
SACRAMENTO. CA 95828

ROBERT BATCH
1819 S CHEROKEE LN 167
LODI. CA 95240

- DELMAR BATCH
1787 E HARNEY LN
LODI. CA 95240

BRUCE TOWNE
PO BOX 185
WALNUT GROVE. CA 95690

WENELL MATTHEIS BOWE
222 W LOCKEFORD ST 19
LODI. CA 95240

BUILDING INDUSTRY ASSN
777 N PERSHING #2C
STOCKTON. CA 95203

LOWELL REMMER
558 RIVERSIDE DR
WOODBIDGE, CA 95258

MIKE PEPPAS
18109 N MOORE RD
LODI, CA 95242

KNITTEL DEVELOPMENT CO
1920 LERNHART ST
NAPA. CA 94669

MR. & MRS. WALTER PRUSS
2421 DIABLO DR
LODI, CA 95242

CHRIS FASZER
2927 WHITE OAK WY
LODI. CA 95242

BEN SCHAFER
SCHAFER SUESS & BOYD
122 N CHURCH ST
LODI. CA 95240

CELLA BARR ASSOCIATES
903 W CENTER ST 11
MANTECA, CA 95336



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Reschedule Public Hearings for April 1, 1992

MEETING DATE: March 18, 1992

PREPARED BY: City Manager

RECOMMENDED ACTION: That the City Council reschedule the following public hearings for the regular meeting of Wednesday, April 1, 1992:

- a) Public Hearing to consider setting fees for Public Works plans and specifications distribution
- b) Public Hearing to receive the cost of construction report and to hear objections and protests from property owners liable to be assessed for the cost of construction for the installation of sidewalks located at 1907 and 1911 South Church Street, Lodi
- c) Public Hearing to consider introduction of an ordinance amending the Development Impact Mitigation Fee Ordinance as it pertains to commercial fees

BACKGROUND INFORMATION: The three public hearings listed above were originally set for this meeting. As a result of a "schedule slippage" these hearings must be reset.

FUNDING: Not applicable

Respectfully submitted.

Thomas A. Peterson
City Manager

TAP:br

CCCOM447/TXTA.07A

The Glarmoni Organization
1420 S Mills Ave #E
Lodi, CA 95242

Lodi Development Inc
PO Box 1237
Lodi, CA 95241

Bob Morris
222 W Lockeford St 19
Lodi, CA 95240

Jerry Heminger
619 Willow Glen Dr
Lodi, CA 95240

Wentland-Snider
521 S Ham Ln #A
Lodi, CA 95242

Fred Baker
317 W Lodi Ave
Lodi, CA 95240

Ron Thomas
PO Box 1505
Lodi, CA 95240

Bennett & Compton
PO Box 1597
Lodi, CA 95241

Gooden Construction
2383 Maggio Cr
Lodi, CA 95240

H&M Builders
330 S Fairmont Ave
Lodi, CA 95240

Russ Munson
2707 E Fremont St #5
Stockton, CA 95205

FHA Properties
3158 Auto Center Cr #E
Stockton, CA 95212

TED KATZAKIAN
777 S HAMLN
LODI, CA 95242

DARYL GEWEKE
PO BOX 1210
LODI, CA 95241

JW PROPERTIES
3515 COUNTRY CLUB BLVD
STOCKTON, CA 95204

GRUPE DNELOWENT
4041 W BROOKSIDE RD
STOCKTON, CA 95207

JEFF KIRST
120 N PLEASANT
LODI, CA 95240

SURLAND PROPERTIES
88 HOWARD ST
SAN FRANCISCO, CA 94105

BAUMBACH-PIAZZA
323 W ELM ST
LODI, CA 95240

DILLON ENGINEERING
PO BOX 2180
LODI, CA 95241

RW SIEGFRIED & ASSOCIATES
4045 CORONADO AVE
STOCKTON, CA 95204

THOMPSON-HYSELL ENGINEERS
1018 12TH ST
MODESTO, CA 95354

PHILLIPPI ENGINEERING
425 MERCHANT ST
VACAVILLE, CA 95688

RON BEARDSLIE
110 GRAND AVE
CAPITOLA, CA 95010

JIM GIOTTONINI
425 N EL DORADO
STOCKTON, CA 95203

HENRY HIRATA
PO BOX 1810
STOCKTON, CA 95201

STOCKTON RECORD
PO BOX 900
STOCKTON, CA 95201

LODI NEWS SENTINEL
125 N CHURCH ST
LODI, CA 95240

RILEY-PEARCMAN
11640 SAN VICENTE BLVD #202
LOS ANGELES, CA 90049

BROWMAN DEVELOPMENT
1900 EMBARCADERO 1201
OAKLAJD, CA 94606

DAVID HINCHMAN
CITY COUNCIL

PHIL PENNING
CITY COUNCIL

RANDY SNIDER
CITY COUNCIL

JIM PINKERTON
CITY COUNCIL

JACK SIEGLOCK
CITY COUNCIL

TOM PETERSON
CITY MANAGER

JERRY GLENN
ASSISTANT CITY MANAGER

BOB MCNATT
CITY ATTORNEY

ALICE REIMCHE
CITY CLERK

RON WILLIAMSON
PARKS & RECREATION DIRECTOR

LARRY HUGHES
FIRE CHIEF

FLOYD WILLIAMS
POLICE CHIEF

DIXON FLY "
FINANCE DIRECTOR

JIM SCHROEDER
COMMUNITY DEVELOPMENT
DIRECTOR

JACK RONSKO
PUBLIC WORKS DIRECTOR

RICHARD PRIMA
ASSISTANT CITY ENGINEER

WATER/WASTEWATER DIVISION

STREET DIVISION

WES FUJITANI
SENIOR CIVIL ENGINEER

SHARON WELCH
ASSISTANT CIVIL ENGINEER

KATHY ANDRADE
LIBRARIAN

LIBRARY

JAMES G R I F M
1020 BRADFORD CIR
LODI. CA 95240

SUSAN HITCHCOCK
615 S HUTCHINS ST
LODI. CA 95240

CRAIG RASMUSSEN
PO BOX 560
LODI. CA 95241

ROGER STAFFORD
801 S MILLS AVE
LODI. CA 95240

MICHAEL LAPENTA
1718 EDGEWOOD DR
LODI, CA 95240

HARRY MARZOLF
445 MADRONE CT
LODI. CA 95242

LARRY MINDT
PO BOX 782
LODI, CA 95241

HAWAII-SAN FRANCISCO
2200 POWELL ST #1025
EMERYVILLE, CA 94608

CAMRAY DEVELOPMENT
7519 FOLSOM BLVD X320
SACRAMENTO, CA 95826

ROBERT BATCH
1819 S CHEROKEE LN X67
LODI, CA 95240

DELMAR BATCH
1767 E HARNEY LN
LODI, CA 95240

BRUCE TOWNE
PO BOX 185
WALNUT GROVE, CA 95890

WENELL MATTHEIS BOWE
222 W LOCKEFORD ST #9
LODI, CA 95240

BUILDING INDUSTRY ASSN
777 N PERSHING t2C
STOCKTON, CA 95203

LOWELL FLEMMER
558 RIVERSIDE DR
WOODBIDGE, CA 95258

MIKE PEPPAS
18109 N MOORE RD
LODI, CA 95242

KNITTEL DEVELOPMENT CO
1920 LERNHART ST
NAPA, CA 94559

MR. & MRS. WALTER PRUSS
2421 DIABLO DR
LODI, CA 95242

CHRIS FASZER
2927 WHITE OAK WY
LODI, CA 95242

BEN SCHAFER
SCHAFER SUESS & BOYD
122 N CHURCH ST
LODI, CA 95240

CELLA BARR ASSOCIATES
903 W CENTER ST #1
MANTECA, CA 95335